

**From:**  
**To:**  
  
**Cc:**  
**Subject:**  
**Date:**

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Dear Mayor Adler, Mayor Pro Tem Kathie Tovo and Council Members:

I am writing as a resident within the prospective Blue Bonnet Hills Local Historic District, and as a volunteer for that effort, to ask your vote in support of this district when it goes before City Council in late April or May. I'd also like to give you some background which may help inform your decision.

The Blue Bonnet Hills Local Historic District (LHD) effort was started about ten years ago in an attempt to apply for designation of Travis Heights-Fairview Park. However, due to the large number of houses within those boundaries and the high rate of tear downs, requiring an updated survey each time buildings were lost, a decision was made to apply for a smaller section of Travis Heights that still retained 75% of contributing structures and that had a relatively more stable resident base. The proposed district is the original subdivision of Blue Bonnet Hills platted in 1928. It consists primarily of Bungalows and Tudor-revival style houses which Travis Heights-Fairview Park is known for, and that represent a particular time in Austin's working- and middle-class history. These houses are quickly disappearing throughout Travis Heights as we increasingly see them purchased by investors who do not live in the neighborhood. These irreplaceable modest, yet elegant and unique homes, built with sustainable materials, designed to co-exist with the Live Oaks and hot Texas climate, are demolished and hauled to a landfill for the price of the land they stand on. In their place are built large houses or clusters of condos, many built hastily and with materials not meant to last much longer than 30 years, designed with no relation to the character of the neighborhood, and sold at a premium because of our prime central location. Local Historic District designation is a tried and true zoning tool used all over the country in places where historic character is valued and cities want to slow down this kind of development pattern to protect local history, character and livability. And this is why we seek this designation in our neighborhood.

Those of us in support of this LHD zoning believe that it will serve its intent to curb demolitions in at least this small corner of our quickly growing city, and help shape new development so that the form of new construction does not overwhelm the historic nature of our neighborhood. While we are not opposed to growth in our city, we do want to protect what is special and unique about Austin as it grows. Our central neighborhoods, as you are aware, are endangered and need some form of stabilization. Protection of such districts using LHD zoning is used in many other large cities that have progressive urban design and planning teams, which Austin is striving for as it rewrites its Land Development Code. Both the Imagine Austin Plan and CodeNext call for protection of historic neighborhoods and districts. Currently Austin, the fastest growing city in the nation, is far behind the curve in implementing LHDs. Its ordinance was enacted as recently as 2004, and today Austin has only three LHDs: Castle Hill, Harthan Street, and Hyde Park. All have been successful in maintaining their historic architecture and helping to shape new construction within their district, and to my knowledge, residents have not reported that the regulations of the LHD are cumbersome.

While LHD zoning does come with some restrictions for homeowners of contributing structures, the residents who worked on the Design Standards for our district tried to use the minimum standards required so that homeowners have as much flexibility with their properties as possible. The design standards, for example, do not dictate paint colors or style of new construction, use of structures, prohibit granny flats, additions, or restrict any interior renovations, but they do require that historic features of the front of a home, as seen from the street, be maintained as much as possible - which is the minimum requirement of any historic district as prescribed by the National Secretary of Interior's Treatment of Historic Properties. In other words, we who seek this LHD zoning are not interested in micro-managing our neighbors' homes or choices, nor having anyone micro-manage ours as residents in this district. We are, however, interested in finding a way to maintain the history and character of our neighborhood, by slowing down demolitions and having some protections with new construction, in the face of increasing development pressures.

Our organizers have followed the LHD city ordinance to the letter. And, we have made every effort to continuously update neighborhood residents of the effort through the years. Organizers had information tables at First Thursdays on South Congress Avenue; updates and calls for volunteers were posted in the SRCC newsletter and on the SRCC listserv; there were multiple open houses, fundraisers, and there are yard signs throughout all of Travis Heights that list the web site with the neighborhood's history and information about the LHD effort, ([www.historictravisheights.org](http://www.historictravisheights.org)). Once the city application, updated survey, preservation plan and design standards were complete and posted on the web site, we petitioned our neighbors making every effort to reach all residents either door-to-door, by mail or email. Their petitions included a FAQ page and listed the web site with all information about the LHD including the design standards. We turned in the application to the city with signatures of support from 56% of residents in late July 2014. By late September it was reviewed by the City to check all legal requirements and that signatures were correct. By October we received 58% signatures in support and in the following months continued to receive sign-on signatures. The HLC voted unanimously in favor of the LHD in November, and voted the same again in January (we were scheduled twice

with the HLC because of a city notification error).

I ask for your vote for this LHD which has been long in coming, a product of tireless work by resident volunteers over a decade's time, having met and exceeded the city ordinance as provided to us. We value our neighborhood, are proud of its distinctive architectural history and character, and hope you will support us in this request.

If you have questions, please feel free to contact me via email or by the number below.

Thank you,

Angela Reed  
Blue Bonnet Hills resident (Travis Heights)  
District 9  
512-653-6343

## PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:  
<http://www.austintexas.gov/development>.

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Case Number: C14H-2015-0003

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: Historic Landmark Commission, March 23, 2015

Your Name (please print)

PHILIP STERZING

1009 E. 16<sup>th</sup> ST.

☒ I am in favor  
☐ I object

Your address(es) affected by this application



Signature

Date

Daytime Telephone: 512-934-7911

Comments:

I totally support the changes requested for these 2 lots. To me, it is outrageous that the City of Austin has kept these owners from developing the land which is right on 1-35 - and across the street from commercial development.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810



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  - appearing and speaking for the record at the public hearing;
- and:

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**Case Number(s):** LHD-2015-0002 PR-2015-008274

**Contact:** Steven Sadowsky, 512-974-6454

**Public Hearing:** March 23, 2015 Historic Landmark Commission

**RICHARD, KATHLEEN, SCOTT HINSON**

Your Name (please print)

4112 Avenue H

Your address(es) affected by this application

Richard A. Hinson

Signature

3/16/15

Date

☒ I am in favor  
☐ I object

Comments:

WE ARE REALLY EXCITED  
BY THIS PROTECT AND  
LOOKING FORWARD TO  
SEEING IT BUILT.

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Planning and Development Review Department

Steven Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

Fax Number: (512) 974-9104

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**Contact:** Steven Sadowsky, 512-974-6454

**Public Hearing:** March 23, 2015 Historic Landmark Commission

ROBIN DURR

Your Name (please print)

205 E. 43rd St. (Next Door)

Your address(es) affected by this application

Robin A. Durr

Signature

Date

3/18/15

Comments: I would generally support this

PROJECT BUT HAVE QUESTIONS. I WAS  
TOLD ABOUT 5 YRS AGO THAT THIS 'SDS  
DUPLEX WAS CONSIDERED TO BE A NON-  
CONTRIBUTING STRUCTURE. IT HAS BEEN  
UNDERWAY FOR AT LEAST 25 YEARS. I WOULD  
COME INTO AGREEMENTS, BUT AM NOT SURE  
ABOUT SUCH A MODERN DESIGN, ALTHOUGH  
WHAT DOES ONE DO TO A SDS DUPLEX?

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City of Austin

Planning and Development Review Department

Steven Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

Fax Number: (512) 974-9104

<input checked="checked" type="checkbox"/> I am in favor <input type="checkbox"/> I object
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Case Number(s): LHD-2015-0002 PR-2015-008274

Contact: Steven Sadowsky, 512-974-6454

Public Hearing: March 23, 2015 Historic Landmark Commission

Your Name (please print)

DDN W. BROWN

☐ I am in favor  
☒ I object

Your address(es) affected by this application

4213 AVENUE F, 78751

Signature

Date

Comments:

Proposed design is not compatible with our neighborhood

Use of shed roofs in way that of place in our historic district. No part of proposed design appears to connect with pattern of houses in Hyde Park H.B. Monte, Austin Texas

If you use this form to comment, it may be returned to:

City of Austin

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Steven Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

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Contact: Steven Sadowsky, 512-974-6454

Public Hearing: March 23, 2015 Historic Landmark Commission

Sharon Brown

Your Name (please print)

4213 Ave. F 78751

Your address(es) affected by this application

Sharon Brown 3-18-15

Signature

Date

Comments:

The design is totally  
incompatible in our  
local historic district,  
Red, windows, eaves,  
and not appropriate  
and what is planned  
for "rough plumbing"?

Thank you for your work!

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City of Austin

Planning and Development Review Department

Steven Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

Fax Number: (512) 974-9104

☐ I am in favor  
☒ Object



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**Case Number(s): NRD-2014-0083 2014-081168-PR**

**Contact:** Steve Sadowsky, 512-974-6454

**Public Hearing:** March 23, 2015, Historic Landmark Commission

Your Name (*please print*)

Lael Hasty

☒ I am in favor  
☐ I object

Your address(es) affected by this application

1610 Northumberland Rd

Signature

Lael Hasty

Date

3-18-15

Comments:

I'm fine w/ this + thought I had already approved it the first time. Why the 2nd notice?

If you use this form to comment, it may be returned to:  
City of Austin

Planning and Development Review Department

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

Fax Number: (512) 974-9104



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**Case Number(s): NRD-2015-0014 PR-2015-010120**

**Contact:** Steve Sadowsky, 512-974-6454

**Public Hearing:** March 23, 2015 Historic Landmark Commission

Kyle & Allison Metzger  
Your Name (please print) (directly across)

1707 W 30th St. the street

☒ I am in favor  
☐ I object

Your address(es) affected by this application

[Signature] 3/17/15  
Signature Date

Comments: We fully support this project -  
the Daves have designed an addition  
to their home that is 100%o  
consistent with the original design.  
We do not agree with the neighborhood  
association's decision to object the  
project. The remodel keeps the home's  
aesthetic & integrity.

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Steve Sadowsky  
P. O. Box 1088  
Austin, TX 78767-8810  
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**Case Number(s):** NRD-2015-0024 PR-2015-019623  
**Contact:** Steven Sadowsky, 512-974-6454  
**Public Hearing:** March 23, 2015 Historic Landmark Commission

*For Development Review Staff LLC*

Your Name (please print)

*3106 Brandy RD*

☐ I am in favor  
☒ I object

Your address(es) affected by this application

*See above*

Signature

Date

Comments:

*UNITS*

*THE*

*REVIEWING*

*3-15-15*

*1. IMPROVING THE (UNITS) REVIEWING*

*AND IS IN THE REVIEWING UNIT*

*THOMAS LLC*

*TO THE DEVELOPMENT*

If you use this form to comment, it may be returned to:  
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 Steven Sadowsky  
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**Case Number(s): NRD-2015-0025 2015-020473-PR**

**Contact:** Steven Sadowsky, 512-974-6454

**Public Hearing:** March 23, 2015 Historic Landmark Commission

Your Name (please print)

JHH STREET  
1520 W. 29TH

Your address(es) affected by this application

Signature

Date

Comments:

☒ I am in favor  
☐ I object

3.13.2015

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Steven Sadowsky  
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Fax Number: (512) 974-9104

RECEIVED

MAR 14 2015

# PUBLIC HEARING INFORMATION

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Case Number(s): HDP-2014-1131 PR-2014-132522

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: March 23, 2015 Historic Landmark Commission

PAMELA CIRKIEL

Your Name (please print)

☒ I am in favor  
☐ I object

Your address(es) affected by this application

See Below  
Cervantes Cipriano

Signature

3-18-2015  
Date

Comments:

48th Street 98914 916 & 922  
Gene Sadowsky Street - 904 906 908  
910 912 915 909 911 913  
915 917 & 919  
49th Street - 907 & 909

If you use this form to comment, it may be returned to:

City of Austin  
Planning and Development Review Department  
Steve Sadowsky  
P. O. Box 1088  
Austin, TX 78767-8810  
Fax Number: (512) 974-9104



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Case Number(s): **HDP-2014-1157 PR-2014-128284**

Contact: Steven Sadowsky, 512-974-6454

Public Hearing: March 23, 2015 Historic Landmark Commission

Your Name (please print)

Michele White

☒ I am in favor  
☐ I object

Your address(es) affected by this application

505 Terrace Dr.

3.16.15

Signature

M White

Date

Comments:

I am in favor of my neighbors having the freedom to do as they wish with their homes. I depend on the city to enforce laws already in place to prevent new mansions other than that they can build what ever they wish.

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P. O. Box 1088

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**Case Number(s): HDP-2014-1157 PR-2014-128284**

**Contact:** Steven Sadowsky, 512-974-6454

**Public Hearing:** March 23, 2015 Historic Landmark Commission

Donna Morrow  
Your Name (please print)

504 Terrace Dr 78704

☐ I am in favor  
☒ I object

Your address(es) affected by this application

[Signature]  
Signature

3/16/15  
Date

Comments: I would much rather see this house restored than demolished. The 500 block of Lockhart is relatively intact historically. Building the corner house will destroy an another of the neighborhood character.

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**Case Number(s): HDP-2014-1157 PR-2014-128284**

**Contact:** Steven Sadowsky, 512-974-6454

**Public Hearing:** March 23, 2015 Historic Landmark Commission

Dan + Phuongthuy Giarratane  
Your Name (please print)

513 Lockhart Dr

Your address(es) affected by this application



Signature

3/17/15

Date

Comments: Can't wait for that chain link fence  
to be gone! Really like the new design  
plans!!

☒ I am in favor  
☐ I object

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Case Number(s): **HDP-2015-0024 PR-2015-002852**

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: March 23, 2015 Historic Landmark Commission

Wendy Chalmers  
Your Name (please print)

☐ I am in favor  
☒ I object

1909 SL Davis Austin TX 78702  
Your address(es) affected by this application

Wendy Chalmers  
Signature

3-17-15  
Date

Comments:

My biggest problem is very website  
link leads nowhere, no info.  
~~contact~~ With zero info available  
will go with leaving it as is

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**Case Number(s): HDP-2015-0047 PR-2015-007279**

**Contact:** Steve Sadowsky, 512-974-6454

**Public Hearing:** March 23, 2015 Historic Landmark Commission

Anthony Otero  
Your Name (please print)

502 Emerald Pl.

Your address(es) affected by this application

☐ I am in favor  
☒ I object

Steve Sadowsky 03/14/15  
Signature Date

Comments:

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**Case Number(s): HDP-2015-0088 PR-2015-011795**

**Contact:** Steve Sadowsky, 512-974-6454

**Public Hearing:** March 23, 2015 Historic Landmark Commission

Your Name (please print) Lorelei Brown

1007 E. 3rd

Your address(es) affected by this application

1311 E. 3rd St. #1111 Brown 3/13/15

Signature

Date

Comments:

I see Mr. Benjamin to make better  
of the existing home like the  
the one next door. I  
no more big boxes in this  
neighborhood please.

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<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object



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Case Number(s): **HDP-2015-0088 PR-2015-011795**

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: March 23, 2015 Historic Landmark Commission

Your Name (please print)

GARY WISE

Your address(es) affected by this application

902 E. CESAR CHAVEZ

☒ I am in favor  
☐ I object

Signature

Date

Comments:

I own 900 E. CESAR CHAVEZ, 902 E. CESAR CHAVEZ, 904 E. CESAR CHAVEZ & 906 E. CESAR CHAVEZ AND WOULD LIKE FOR THIS TO BE MY VOTE FOR ALL PROPERTIES (4 VOTES IN FAVOR)

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**Case Number(s): HDP-2015-0111 PR-2015-014714**

**Contact:** Steven Sadowsky, 512-974-6454

**Public Hearing:** March 23, 2015 Historic Landmark Commission

*RICHARD KATHLEEN SCOTT HINSON*

Your Name (please print)

*4509 AVENUE B*

Your address(es) affected by this application

*Richard A. Hinson*

Signature

*3/16/15*

Date

Comments:

*LOOKING FORWARD TO  
SEEING THE NEXT PHASE*

☐ I am in favor  
☐ I object

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**Case Number(s): HDP-2015-0119 PR-2015-015295**

**Contact: Steven Sadowsky, 512-974-6454**

**Public Hearing: March 23, 2015 Historic Landmark Commission**

**Katherine Doner**

Your Name (please print)

**2006 Leberman Lane**

Your address(es) affected by this application

**3/16/15**

Signature

Comments:

**Great**

☒ I am in favor  
☐ I object

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**Case Number(s): HDP-2015-0119 PR-2015-015295**

**Contact:** Steven Sadowsky, 512-974-6454

**Public Hearing:** March 23, 2015 Historic Landmark Commission

Your Name (please print) Leila Tedhune Patton

Your address(es) affected by this application 1812 Packmar Ave

Leila Tedhune Patton 3-17-15  
Signature Date

☐ I am in favor  
☒ I object

Comments: This is a very nice, historic, unique house. This is the type of house that makes this neighborhood so desirable. There are many chances to build big modern homes. Please don't destroy this treasure that makes our neighborhood what it is.

If you use this form to comment, it may be returned to:

City of Austin  
Planning and Development Review Department  
Steven Sadowsky  
P. O. Box 1088  
Austin, TX 78767-8810  
Fax Number: (512) 974-9104



## PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: [www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number(s): **HDP-2015-0121 PR-2015-015603**

Contact: Steven Sadowsky, 512-974-6454

Public Hearing: March 23, 2015 Historic Landmark Commission

C.F. Wimbrow  
Your Name (please print)

2420 Wilson St. 78704

☐ I am in favor  
☒ I object

Your address(es) affected by this application

C.F. Wimbrow 3/16/15  
Signature Date

Comments: I desire the DNA area to retain the charm of the homes built in the 1950's. The subject property appears to have that special character. The property next door was developed as town homes that don't have the same charm as the 2502 home.

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**Case Number(s): HDP-2015-0121 PR-2015-015603**

**Contact:** Steven Sadowsky, 512-974-6454

**Public Hearing:** March 23, 2015 Historic Landmark Commission

*Christopher Lewis & Davonne Lewis*

Your Name (please print)

2500 Wilson St

Your address(es) affected by this application

*Christopher Lewis*  
3-18-15 Signature

3-18-15 Date

Comments:

*We would like to see 2502 Wilson remain intact, so as to maintain the historical integrity of the Dawson neighborhood. Thank you.*

☐ I am in favor  
☒ I object

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